the second of the second

# REALTY ALONE ESCAPES WAR PRICE FIXING PLAN

and in fact before that date, assumed governmental control of all its indusries, directing the nature and disposition of their output and the prices to be

charged for them.

France and Epgiand during the first ray years of the war were forced to adopt the same course. Our country upon entering the war a few months ago immediately appointed boards of control to fix the selling prices for our various products, directing the disposition of them, and where necessary requiring a change in the nature of the gards.

Whether the investment is to be in morton of Aitornev street, pn a portion of which he afterward built his main factors.

In 1882 he acquired 193 Canal street to take care of his infleme in these sections we find an intensified growing security.

Canal street to take care of his infleme in these sections we find an intensified growing security.

If the investment is for a home or a home site, what are termed "civilizing conditions due to the building of the

It is fully recognized by all close students of events that the conduct of engents of events that the conduct of engents of events that the conduct of engents will never again be permitted to return to the prewar practice, where he corporations may fix prices for melr output based entirely on their ability to extert high prices through their control of the output, without regard to will be at the close of the war. Followbonds issued by such corporations. What these securities will be worth under the new conditions is at this time entirely problematical. To the conservative and unspeculative investor they make such investment very hazardous and unat-

one investment that has not been affected by these changes is real estate. There can be no monopoly in real estate. Hence its value is ever fixed by the well known and just principle of supply and demand uninfluenced by artificial means. This fact, combined with some very recently created conditions applying only to New York city, makes real estate and real estate securities in New York city the safest investment which can possibly be made to-day other than the Liberty Loan bonds. The other conditions referred to are as follows:

Next of Lowering Heights.

At a meeting of the board of governors of the Real Estate Board of New York city that the proposal to limit the height of buildings on Pifth avecuse from Sixtleth to Ninety-ninth street to 100 feet instead of 156 feet, as now provided by the building zone resolution, was given serious consideration by a special committee consisting of Robert E. Dowling, Leo S. Bing and Mark Rafalsky was opposed. The committee reported

The major activity in all such movements has ever been in the most ac-essible portions of the city and along the newly constructed lines of rapid ransit. The First, Second and Third wards of Queens Borough lying as they do so remarkably near to the great em-pleyment centre of the city, with the imerous lines of transportation just impleting and leading into that terri-my is without doubt the place where the next building movement will find its

intensive culmination.

### There are remarkable times. Ger. Free From Restrictions Placed on Other Securities---Values Not Affected by Government Control

control of the output, without regard to the cost thereof or the rights of the considered the real regard we have had an unusually active period in real estate. Freeloan to bonds issued by such corporations. What these securities will be worth under the most opportune time to invest, whether new conditions is at this time entirely in mortgages or in real estate, in homes in mortgages or in real estate.

### OPPOSE FIFTH AVE. CHANGE.

Realty Board Cannot See Advan- Fire Commissioner Wants Reports

sides of apartment houses erected in proximity to the avenue would be much proximity to the avenue would be much worse than the view of the facades of a the city been so thoroughly taxed or the city been so completely filled as they are to-day, and new nopulation is constatly puring in. This can mean but one think, that is a building move the city been so completely filled as they are to-day, and new nopulation is constatly puring in. This can mean but one think, that is a building move the city been so completely filled as they are the building of apartment houses erected in proximity to the avenue would be much worse the first proximity to the avenue would be much worse if the proposed limitation of the building of apartment houses erected in the avenue would be much proximity to the avenue would be much and the view of the facades of apartment houses erected en the avenue would be apartment houses erected en the avenue would in the proximity to the avenue wow of the facades of apartment houses erected

Joseph P. Day, who has shown many times his ability to get New Yorkers to spik now be made in real estate—one in merganean contributes. Now Yorks with the other is self. There must, however, the paper dis reinhalds used in the other than the paper distributed in the pap There are two forms of investments which may be made in real estate—one if mortgager and the other in the property fiself. There must, however, be proper distribution used in the selection of the section in which it is proposed to invest if the highest class of the appeal is to be made it concert.

Chance for Public to Secure at

loan bonds. The other conditions referred to are as follows:

Next-Te rapidly increasing population of New York city, which increase has been much stimulated during the past two or three years, by the large increase in manufacturing and shipping which has taken place, resulting in a largely increased demand for business and liting toom.

Second—The use which the Government has made of all materials necessary in the construction of building and the resultant remarkable slump in building operations, particularly during the past year.

We a consequence of these two conditions referred to are as follows:

We a consequence of these two conditions and the resultant remarkable slump in building operations, particularly during the past year.

We a consequence of these two conditions retained to the property immediately adjointing fifth avenue has no restrictions property in a residential district which is changed in a store or shop should be immediately adjointing fifth avenue has no restrictions property in the construction of positive time to the property immediately adjointing fifth avenue has no restrictions property in the construction of the property immediately adjointing fifth avenue has no restrictions property in the construction of the property immediately adjointing fifth avenue has no restrictions property in the avenue of the avenu

conditions due to the building of the Williamsburg Bridge within a block of his Clinton and Attorney street holdings Grossman's old factory building has been turned into a theatre.

The properties to be sold include moving picture theatres, buildings and the street buildings.

house between 181st and 182d streets.

ASKS CITIZENS' AID.

tage of Lowering Heights.

Own Prices Fine Country Places

ing picture theatres, business buildings, dwellings and apartment houses located both in Manhattan and The Bronx. The Bronx properties consist of 3762 and 3764 Park avenue, two three story frame two family houses south of 171st street, and 2157 Crotona avenue, a four story and basement modern apartment

Ordinances Just Passed Bar Overhanging Kind.

hanging Kind.

Another step toward the conservation of the building of spartment houses on large plots, ar it would still be profitable to build them, using a setback after the lose foot limit had been reached.

The committee's report consiled d by explaining that the building zone resolution was exacted into a law after very careful consideration, and that changes, unless absolutely necessary and certain to produce the desired results, should not be made.

WILL TALK FOR MONEY.

J. P. Day to Appeal for \$2,000 for Joseph P. Day, who has shown many times his ability to get New Yorkers to

Construction Within Proposed Arteries Should Be Stopped.

Square. Getty Square is the point where the trolley system of Yonkers converges,

including the line that connects with the

242d street station of the Broadway sub-

CALIFORNIAN SELLS HERE.

Louis Schlesinger has sold for Mrs. Agnes S. Crane of San Francisco, Cal. 3.4 acres between Lincoln Highway and

# Another Attraction Added to 'The Village'



of the earmarks of a community building, which is the purpose of the new

one of the neighborhood artists, with reliefs representing the four quarters of the globe that contribute to New York's

B ance like rent. Y Price \$8,500; A WISK INVESTMENT lakes, golfand companies who churches whools. Splendid companies whools.

menthal. Among the other suburban properties to be sold on that day is the plot 62.6x202, at 43 South Broadway, Yonkers. This plot was formerly the site of the parsonage building of the First Reformed Church, erected in 1849, and which was torn down last January to make way for commercial purposes. The property is 450 feet south of Getty Source is the project where Freez BOOK OF Frontida Facts. Source is the project where Freez BOOK OF Frontida Facts. FREE BOOK OF FLORIDA FACTS Own your own orange grove in beautiful Fruitland Park. A few cents a day you now waste will buy it for you. A few dollars a month may provide you with a life income. Schnitzler soid his twenty acre grove here for \$40.096—two thousand an acre. He saw the same opportunity that's offered you and planted a grove. Resulther eaped a small fortune. You have the same chance but you must act now. Write TODAY for Free Book of Actual Photographs. Florids Facts and the interesting story of a Fruitland Park Farm. Learn of crops that helo you buy it. Address to day, Lake County Land Owners Association, 212 Sunset Way, Fruitland Park, Florida.

Dandy Village Farm On Electric Lighted Street

Five minutes walk to school, stores, churches, library, town hall, etc., 14 acres keeps cows and house; alice lot fruit and wood for fuel; near take; neat 9-room house; 25 ft. barn; owner has other business and includes cellar full of potatoes, vegetables and fruit, dry stove wood, a good cow, flock of poultry, horse, wagons, sleigh, sied and farm tools; \$2,000 takes all, easy terms. See page 7 Strout's Catalogue of 221 bargains, copy malled free, E. A. STROUT FARM AGENCY, Dept. 2026H, 150 Nassau St., New York, N. Y.

LONG ISLAND REAL ENTATE FOR SALE BAKER CROWELLING

REAL ESTATE FOR EXCHANGE. WILL EXCHANGE 300 airc ranch, Regue River. Oregon, in fruit district; now being successfully and profitably operated, with hope and alfaifa as principal cross, for oscital business property having good income return; value \$100.000.00; title now clear. A, box 112 Sun office.

Greenwich Village.

Herbert Parsons is president of ter of advertising and publicity and the Greenwich House, Mrs. Harry Payne whitney vice-president and Mrs. Simkhotith director. Among those on the Meade C. Dobson, sales manager of board of directors are Ogden L. Mills, Thomas W. Lamont, Miss Ida M. Tar-bell, John T. Pratt and Mrs. Wortham, and publicity committee, the others mem-

# HOME FOR EVERY FAMILY SUBURBAN OWNERS' HOPE

campaign soon to be waged under the direction of prominent men identified with suburban real estate, which has promise of bringing a great revival in the suburban real estate market. Convinced that rentpayers would accept the opportunities that the suburban field offers if they but knew of conditions, the "Own Your Home" committee has undertaken the financing and management of a widespread endeavor to induce every man to own his own home who possibly can do so.

ment of a wijespread endeavor to induce every man to own his own home who possibly can do so.

Plans of the committee have advanced so far that a definite newspaper advertising and publicity campaign will be started early in January to continue for six months. This campaign will have a double purpose of creating a desire for suburban home ownership by educating the reading public in the desirable features of life outside of built up city sections. When this feature of the campaign is fairly well started other means of spreading the "Own Your Home" doctrine will be considered, such features as helped to make similar campaigns in other cities notable successes. Not only are all reputable real estate men, owners and brokers to be interested in the movement, but every interest of the months of the campaign will lost in the neighbor to home to the thought of buying at once.

It is expected that the first part of the campaign will cost in the neighbor home of \$25,000, but that will only make a beginning. With additional sums to be raised from public services corporate to the sum of the campaign will have a double purpose of creating a desire for suburban near the purpose of these committees. It is the purpose of these committees to report to the general committees this makes. It is the purpose of these committees to report to the general committee, it is sufficient the middle and far West. Wherever, the purpose of these committees to report to the purpose of these committees to report to the purpose of these committees to report to the purpose of these committees. It is the purpose of these committees to report to the purpose of these committees to report to the purpose of these committees this descent. It is the purpo men, owners and brokers to be interested in the movement, but every interest bearing on home ownership is to be asked for support to the end that the campaign may be enlarged. It is the ultimate purpose of the committee to make 'Own Your Home' such a prominent feature of every day life that nobeig can escape it.

For the present, however, about thirty of the more prominent suburban real estate concerns will give their support, estate concerns will give their support, financial and moral, to the starting of the campaign through the city newspapers. To make this start representations that it is expected practically all of the

of the more prominent suburban real estate concerns will give their support, financial and moral, to the starting of the campaign through the city newspapers. To make this start representatives of years of these concerns was ives of most of these concerns met a

Greenwich House, for Neighborhood

Work, Built Under Direction

Of Notable People.

In the new Greenwich House, which will be epened officially to-morrow evening, the "Village" gets a fine piece of architecture of the kind which typifies construction in the Greenwich of long ago, when it was the home of the best tamiles of the English colony and Knickerbocker New York. The house is Colonial in every respect and has none.

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Herbert Parsons is president of the most look into the matter of advertising and publicity and the colonial reverse to the most of the state of the matter of advertising and publicity and the colonial reverse the presentatives of the sex oncerns met a tives of most of these concerns met a tives of most of these concerns met a tives of most of these concerns met a tives of most of the keal Estate Schange of Long Island and developer of Douglaston Park. L. L. and El Mora, N. J. that the meeting was held. Mr. Doolittle was a member of a committee of New York which last exchange of Long Island and developer of Douglaston Park. L. L. and El Mora, N. J. that the meeting was held. Mr. Doolittle was a member of a committee of New York which last exchange of Long Island and developer of Douglaston Park. L. L. and El Mora, N. J. that the meeting was held. Mr. Doolittle was a member of a committee of New York which last exchange of Long Island and developer of Douglaston Park. L. L. and El Mora, N. J. that the meting was held. Mr. Doolittle was a member of a committee of New York which last exchange of Long Island and developer of Douglaston Park. L. L. and El Mora. N. J. that the me

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without the omission of the smallest detail. Here are features and rooms of such splendid pro-portions that they may be fairly compared with those to be found in the country mansions of the highest types Every possible requirement of bachelors and small

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The six detached houses just completed for sale in Fairway Closshave 5 rooms and 3 baths each with private garage. Connected by a garden wall they form a semicircle around a tastefully planted jlot. The whole group has the quiet distinctive charm characteristic of the English closs.



of Manhattan at the Highest Point of Queens In a setting of stately treeson land which a few years ago was almost virgin forest, the cunning hands of masters have perfected a place of beauty-

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Ten acres on Baritan Bay, opposite Ferth Amboy, with deep water. A short walk from the railroad station. Full particulars upon application. JERE JOHNSON JR. CO., 123 Montague street, Brooklyn. **DEGNON TERMINAL** 

Water Front on Staten Island

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Real Estate Broker, Appraiser & Auctionee 156 Broadway. Telephone 1547 Cortland \$500 CARH and your present monthly rental will buy your home at Mahwah, New Jersey, and Larchmont, New York. COUN-TRY HOME LEAGUE, 40 West \$3 Street. Tel. \$550 Medison Square. MORTGAGE LOANS.

MORGENTHALL JR 6 MORTGAGES REAL ESTATE WANTED.

OWNERS of Commercial Water Fronts, Fac-tories, Factory Sites, Warehouses desiring to sell or lease should communicate with Floyd S. Corbin, Specialist, 19 Wall at. Tel. Rector 9121.

Mountain Lakes, N. J., and Edward D.
Paulin, president of the Leonia Heights
Land Company. Stephen Yates of the
Shore Acres Realty Company became
chairman of the finance committee, with
W. C. Constant of William E. Harmon

'Own Your Home" Campaign to Be

Launched Here-Developers Back

of Educational Movement

tionable. Every effort will be made to guard prospective real estate buyers against illicit practices and to give the understanding that buyers who deal with those interested in the campaign can have every confidence in their integrity. Many reputable developers and brokers eral public. The newspaper advertising will be of a general character, to create a desire to own a home. The subject will be approached on the basis of thrift, better living, patriotism, lower cost of living and similar headings. In addition there will be articles by leaders in thought and industry in which individual home ownership will be advocated.

Interest in the campaign is so great that it is expected practically all of the more prominent realty operators and

REAL : STATE AT AUCTION.

REAL ESTATE AT AUCTION.

### Real Estate at Public Auction SPECIAL SALES DAY NextTuesday,December 18 AT NOON AT EXCHANGE SALESROOM, 14 VESEY STREET, NEW YORK CITY EXECUTOR'S AND TRUSTEE'S SALES ENGLEWOOD, N. J.

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A large vacant Plot, 250x118, (0x teres. Two four-story and cellar brick Tene-ments. Size 37.6x102.2.

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of lot 17 (270.9x free

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Most Desirable For Show Rooms Two Passenger Elevators on 5th Ave. One Freight Elevator on 17th St.

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BARBER DWELLING AT ENGLEWOOD N.J. IN SPECIAL SALES OFFERING.

wainut and Lincoln streets, Englewood. N. J., being sold to close the estate of Sarah P. Barber, and the three and a half story residence, with garage, at Far Rocks... Rocksway, on the east side of Jarvis lane, near Broadway, on a plot 140x250, offered to close estate of Rebecca S. Blu-

FAR ROCKAWAY

Suburban homes, properties in Queens,

Westchester and New Jersey, will be of-

fored to the public at the special auction saics to be conducted by Joseph P. Day on December 18. It is a long time slice houses of the character and so well ocated have been put before the public for bidding. Among the houses which will be offered are the three story and hasement granite mansion, with gardener's cottage and garage and two and a half a ros, at the southwest corner of